

Project Directory

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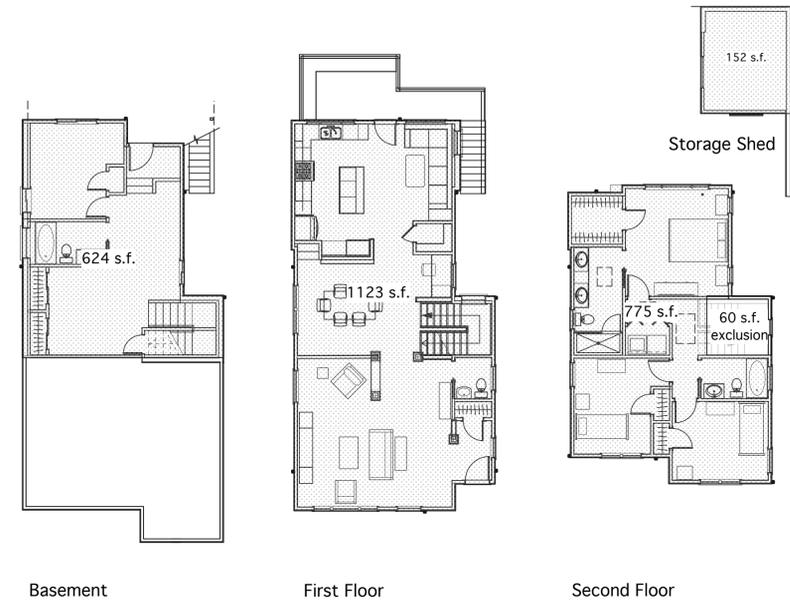
Architect: Howard McNenny, AIA, LEED AP
 1039 Santa Fe Avenue
 Albany, CA 94706
 Tel: (510) 705-1671
 h.mcnenney@comcast.net

Project Summary

Assessors Parcel Number: 0065-2642-056-01
 Zoning District: R-1
 Fire Zone: No
 Flood Zone: No
 Type of Construction: Type VB (sprinklered)
 Occupancy Type: R-3
 Setback Requirements:
 Front: 15 ft
 Rear: 20 ft
 Side: 3.9 ft

Scope of Work

- New Second Story Addition
- Remodel Existing First Floor
- New Elevated Deck



Area Diagrams

Area Calculations

Site Area: 3,900 s.f.

Area Summary:

	Existing	Proposed	FAR Area
Second Floor:	-----	835 s.f.	775 s.f.*
Ground Floor:	1,002 s.f.	1,123 s.f.	1,123 s.f.
Basement:	581 s.f.	624 s.f.	-----
Ext. Storage:	152 s.f.	152 s.f.	152 s.f.
Total:	1,735 s.f.	2,734 s.f.	2,050s.f.

* With 60 s.f. Stair Exclusion

FAR Calculation:

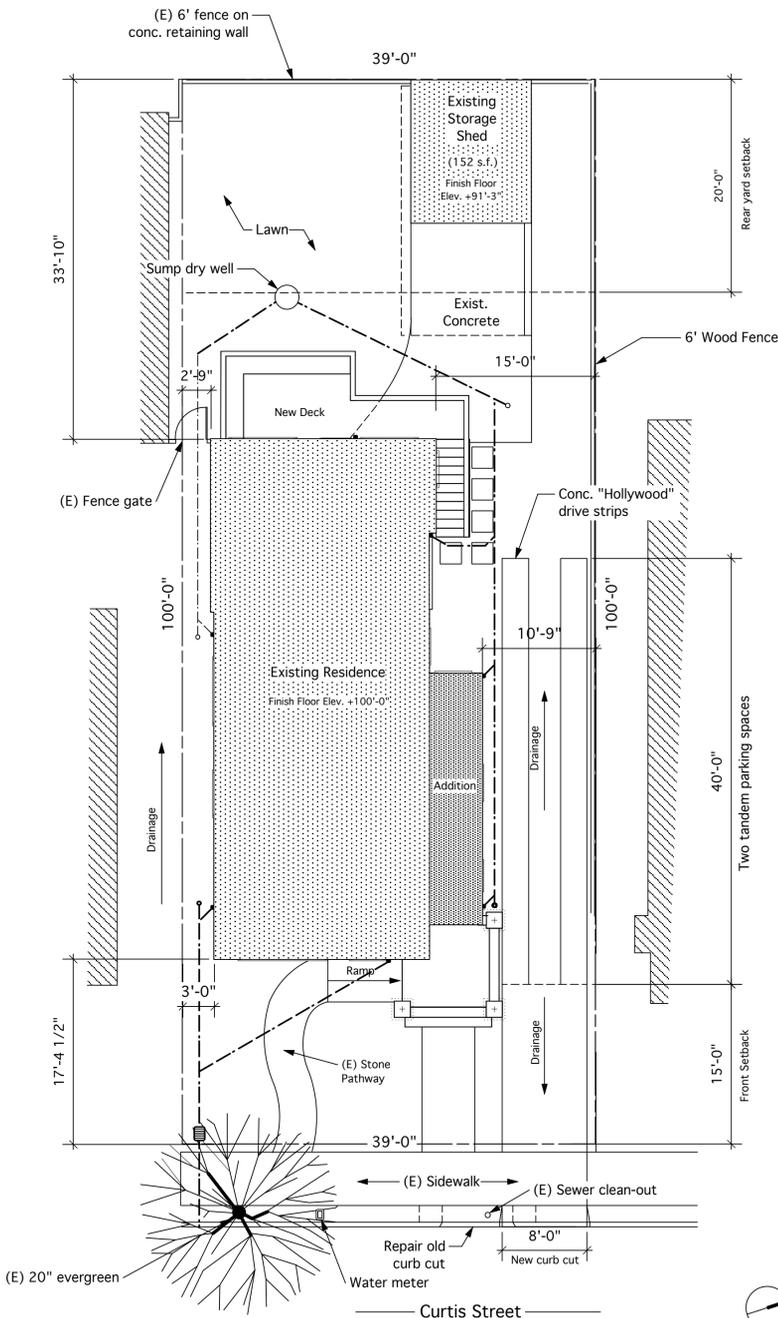
Allowed: .55 x 3,900 s.f. = 2,145 s.f.
 Proposed: 2,050 s.f.

Site Coverage:

Existing: 1,154 s.f. (30%)
 Allowed: 1,950 s.f. (50%)
 Proposed: 1,275 s.f. (33%)

Index of Drawings

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- A-5 Exterior Elevations--Proposed
- A-6 Window Schedule and Details
- A-7 Site Section and Street Elevation



1 Site Plan

Scale: 1/8" = 1'-0"



1050



1048



1050

Site Photos

architect

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stamp

consultant

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title sheet

Title Sheet

issue date

5/4/2015

revisions

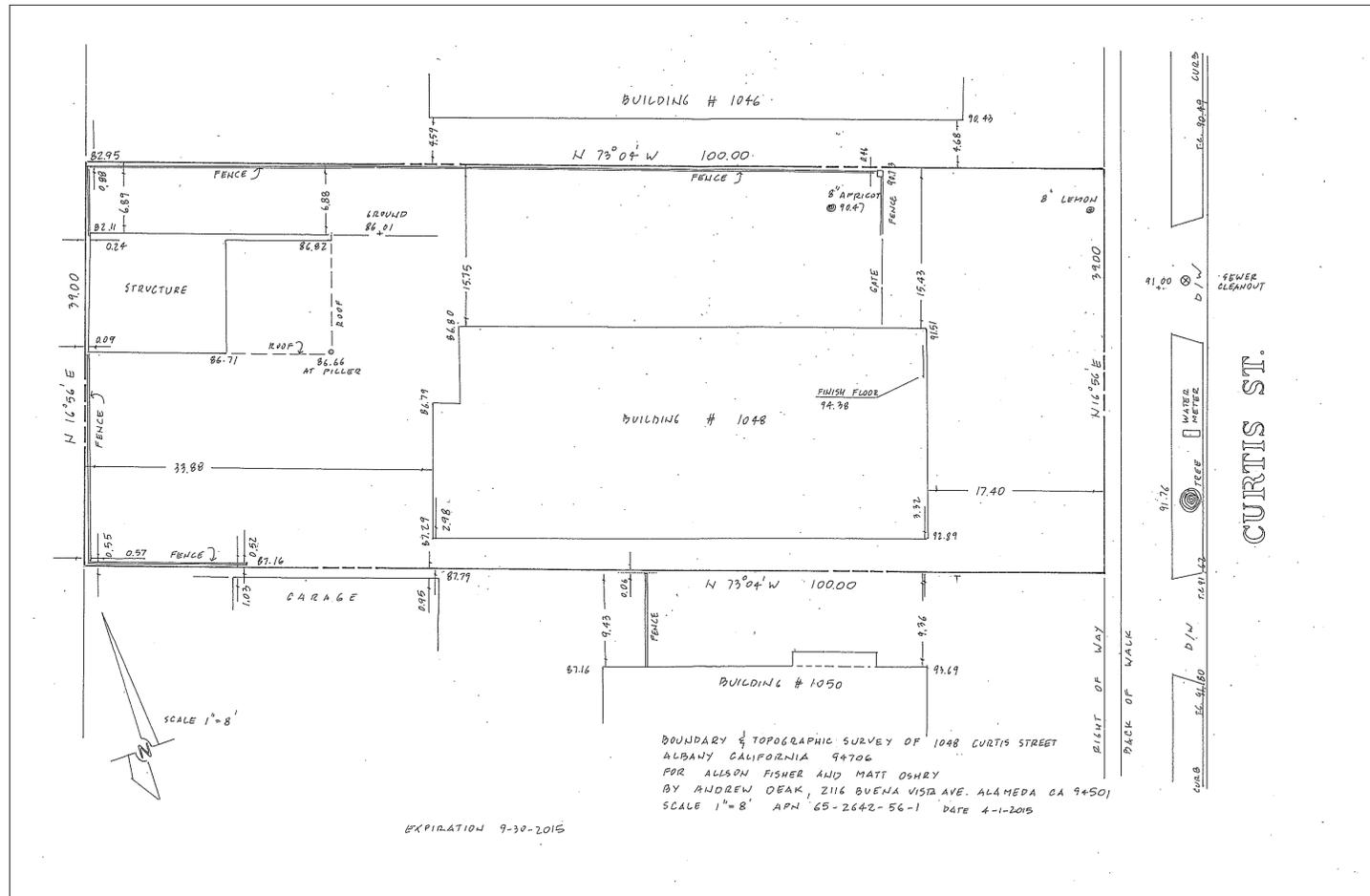
scale

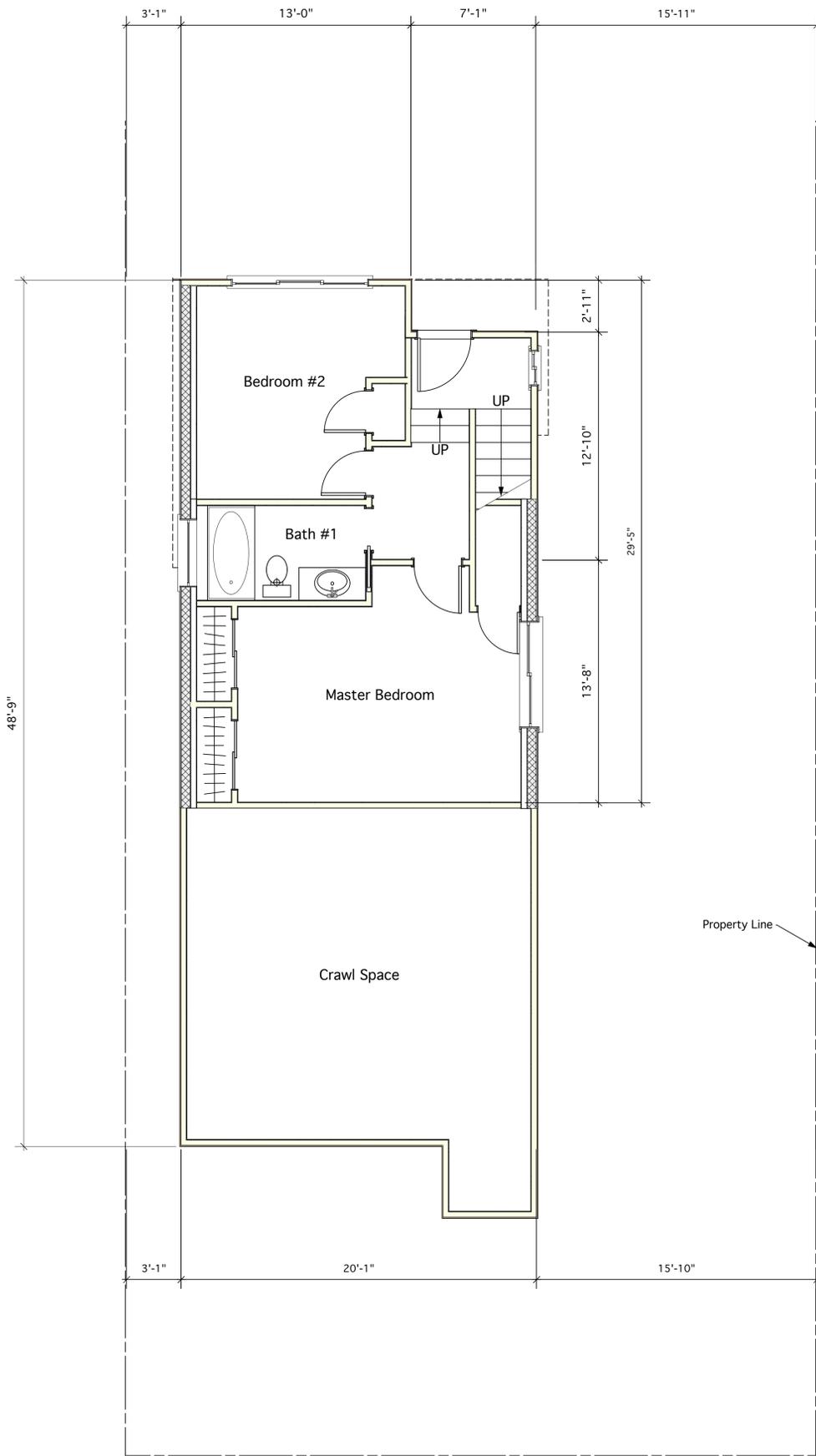
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sheet number

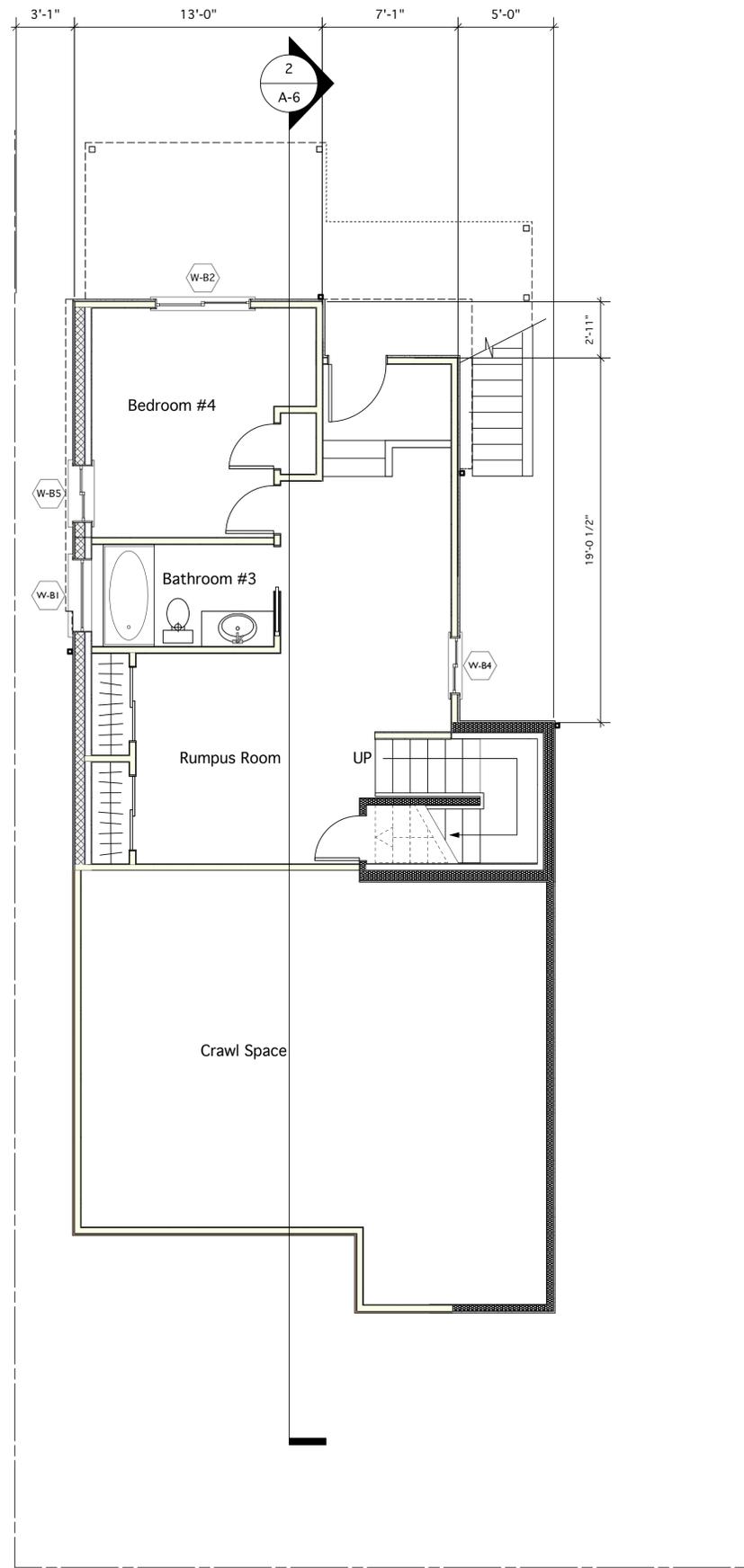
T-1

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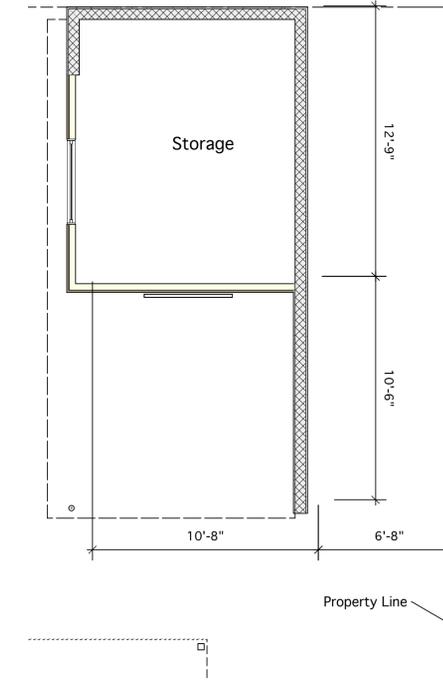




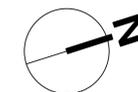
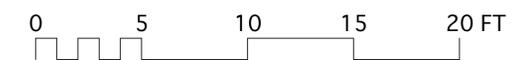
1 Existing Basement Floor Plan
Scale: 1/4" = 1'-0"



2 Proposed Basement Floor Plan
Scale: 1/4" = 1'-0"



3 Existing Carport Plan
Scale: 1/4" = 1'-0"



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title sheet

Bsm't Floor Plans

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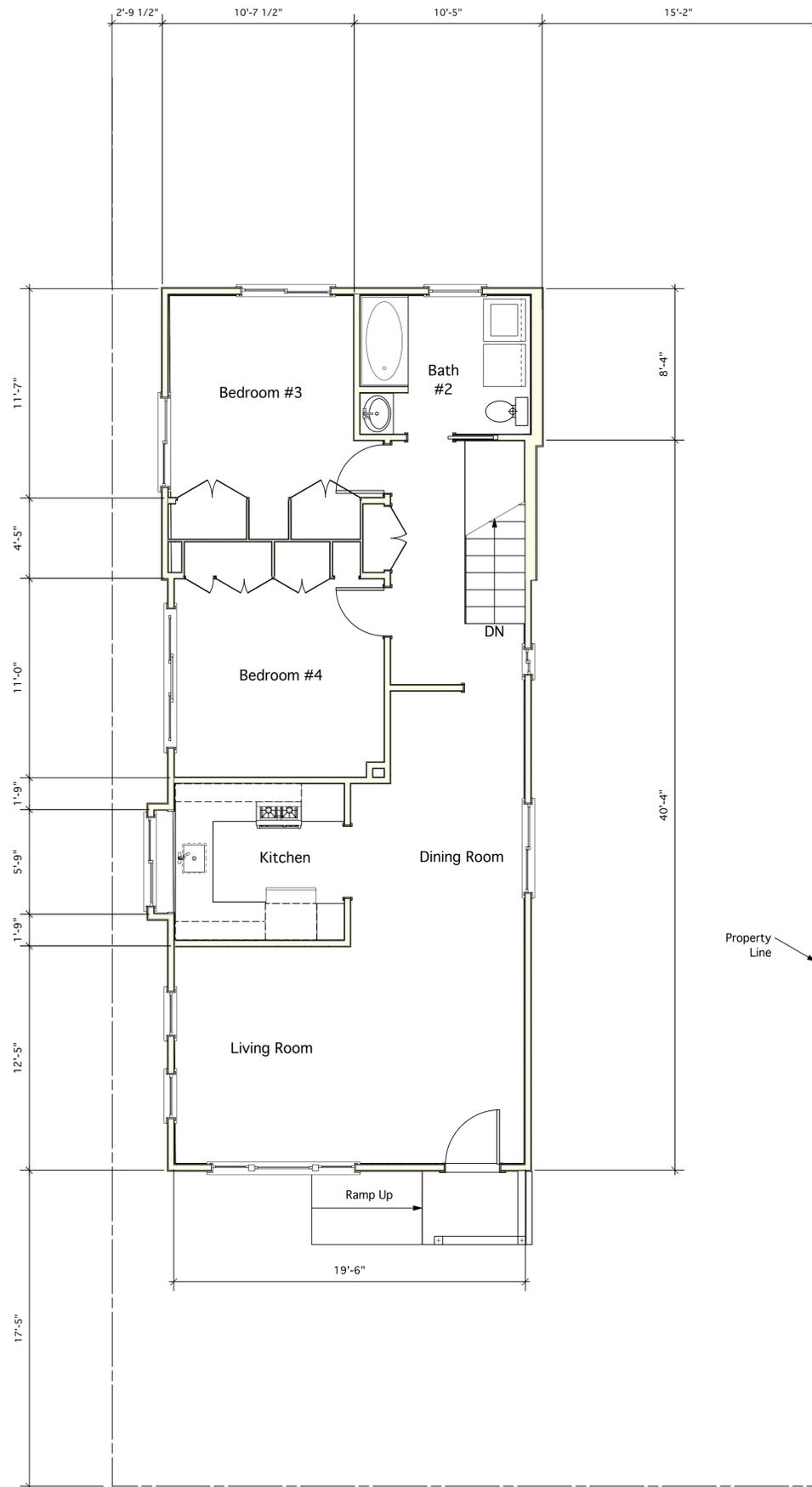
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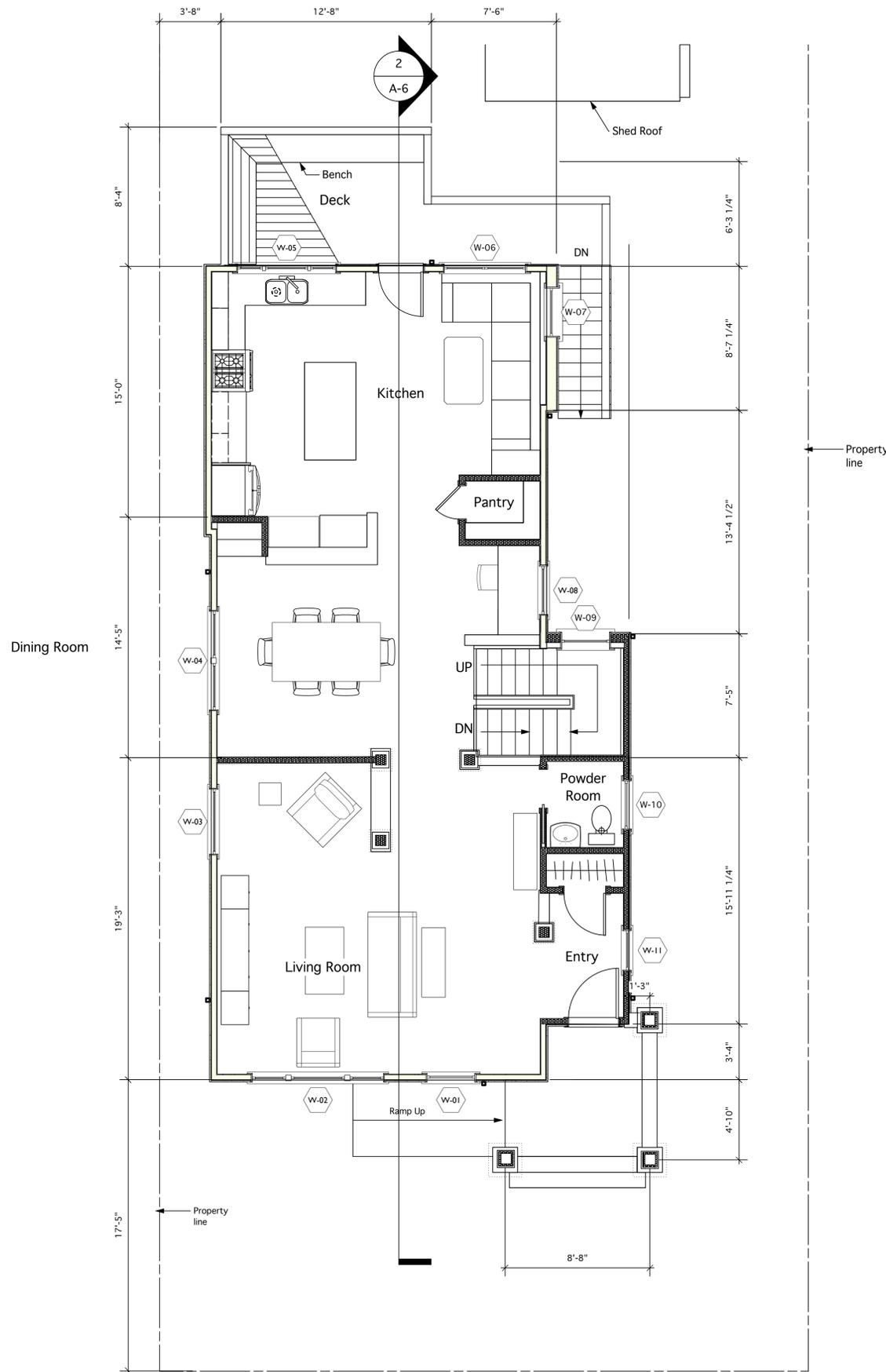
1/4" = 1'-0"

sheet number

A-1



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"



2 Proposed First Floor Plan
Scale: 1/4" = 1'-0"



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First Floor Plans

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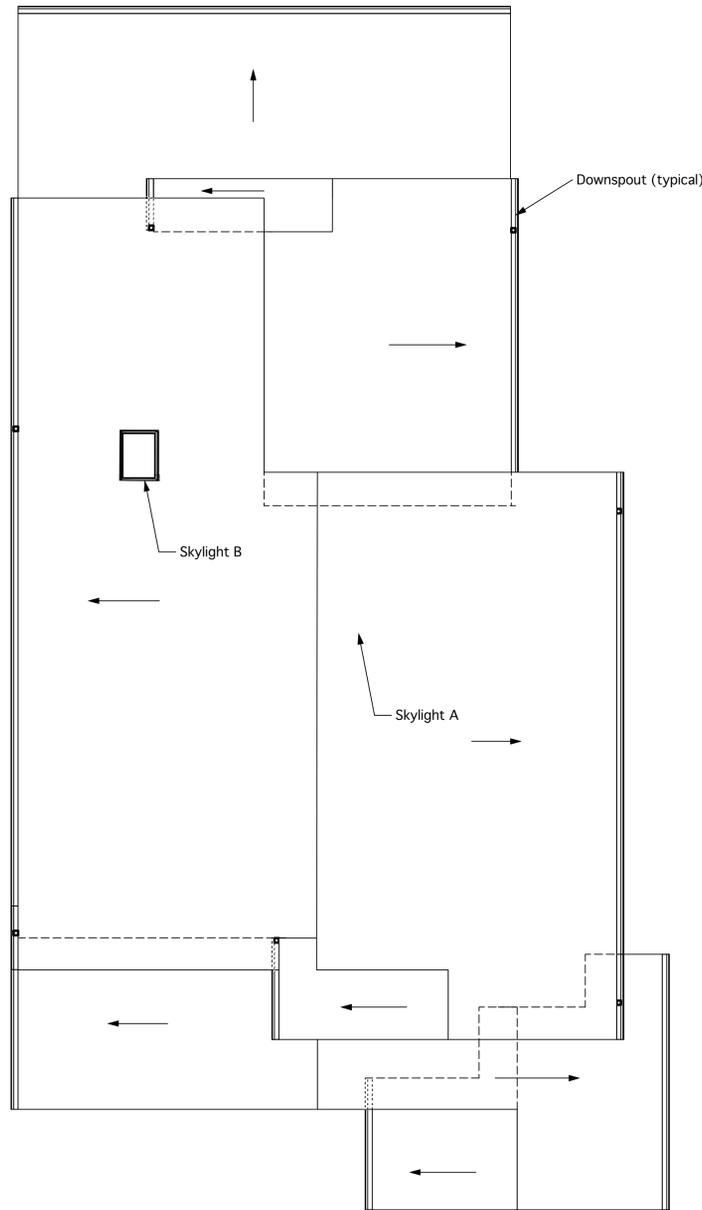
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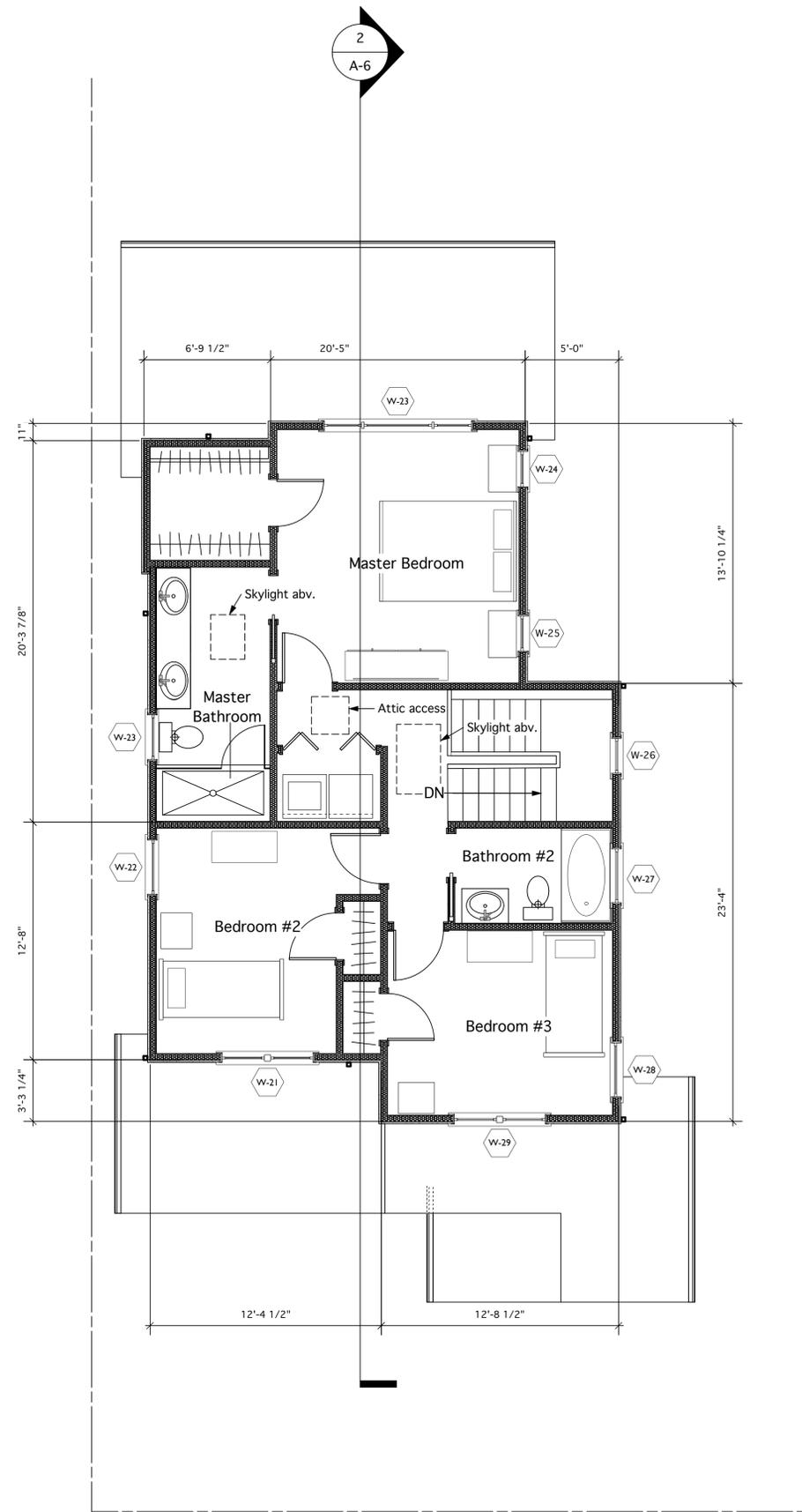
1/4" = 1'-0"

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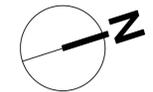
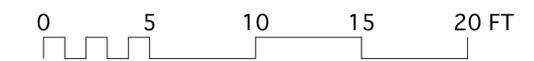
A-2



2 Roof Plan
Scale: 1/4" = 1'-0"



1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"



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title sheet
 2nd Fl / Roof Plans

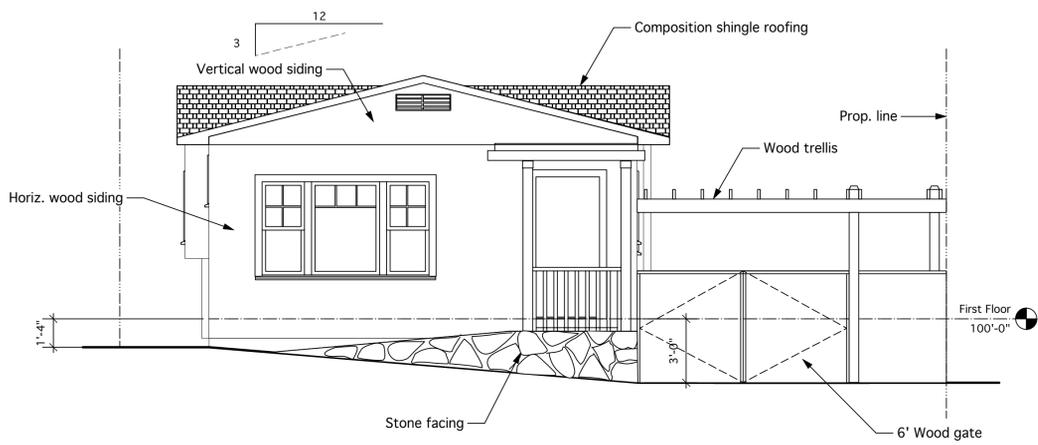
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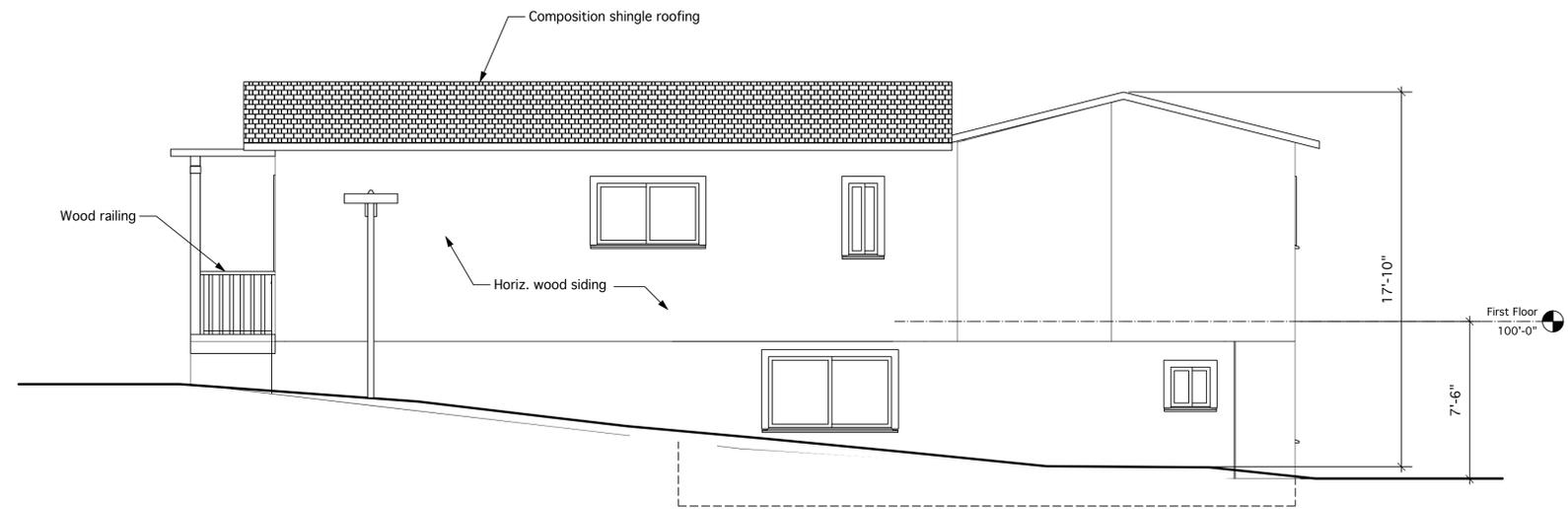
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scale
 1/4" = 1'-0"
 sheet number

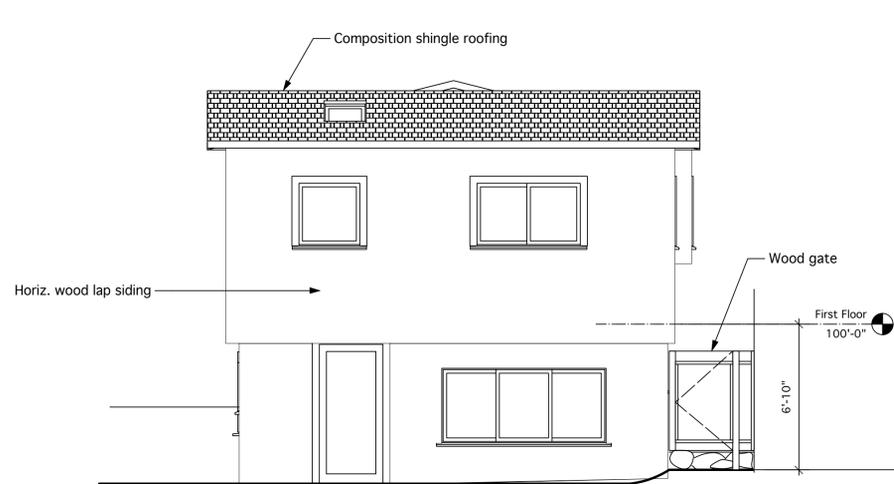
A-3



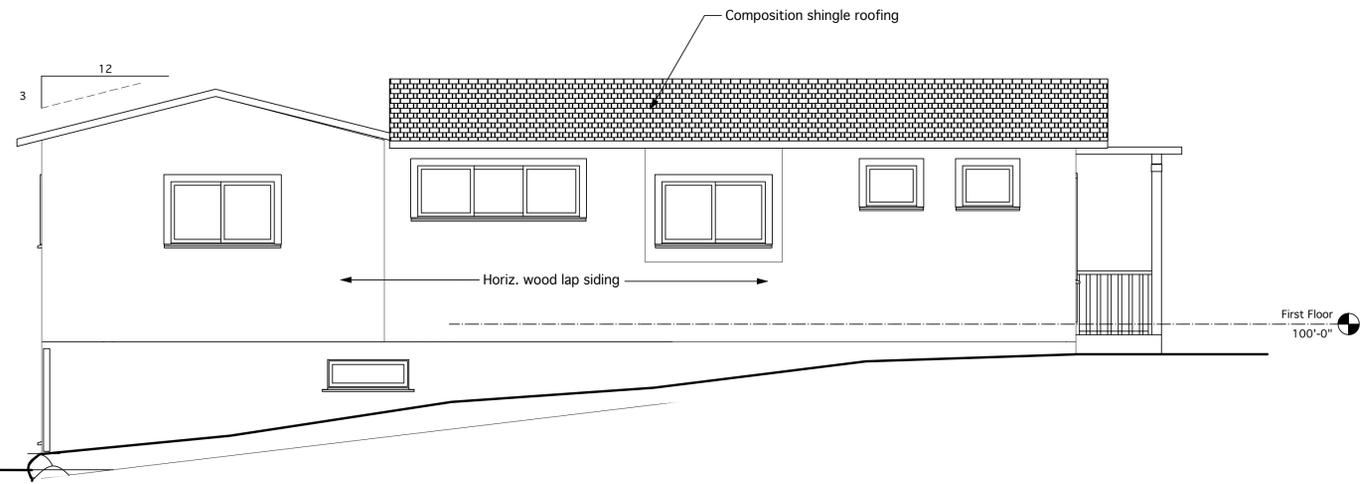
1 East Elevation-Existing
Scale: 1/4" = 1'-0"



2 North Elevation--Existing
Scale: 1/4" = 1'-0"



3 West Elevation--Existing
Scale: 1/4" = 1'-0"



4 South Elevation--Existing
Scale: 1/4" = 1'-0"

Average height of main floor above grade:
 NE Corner: 3'-0"
 SE Coener: 1'-4"
 NW Corner: 7'-6"
 SW Corner: 6'10"
 Average Height: 18-8" / 4 = 4'-8"

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Existing Elevations

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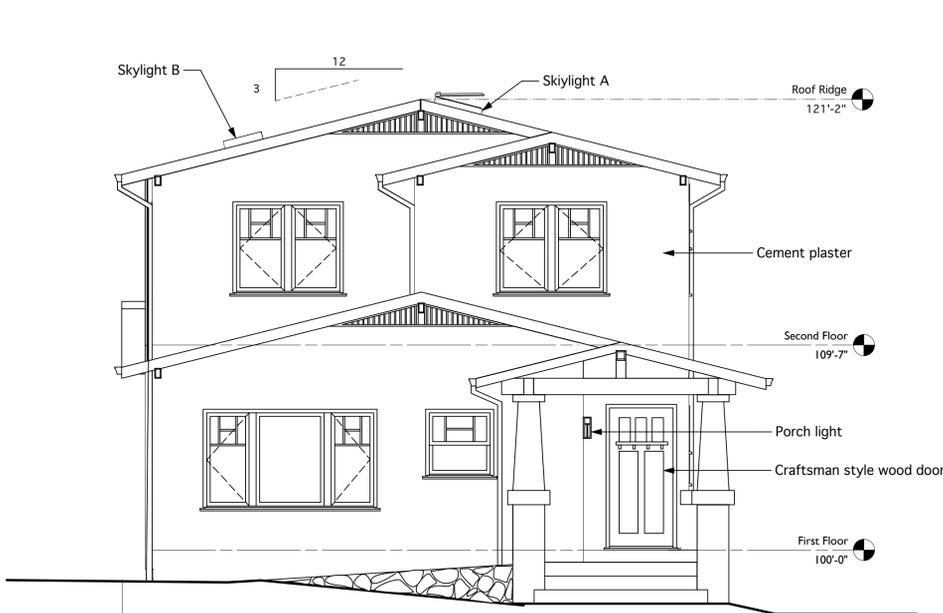
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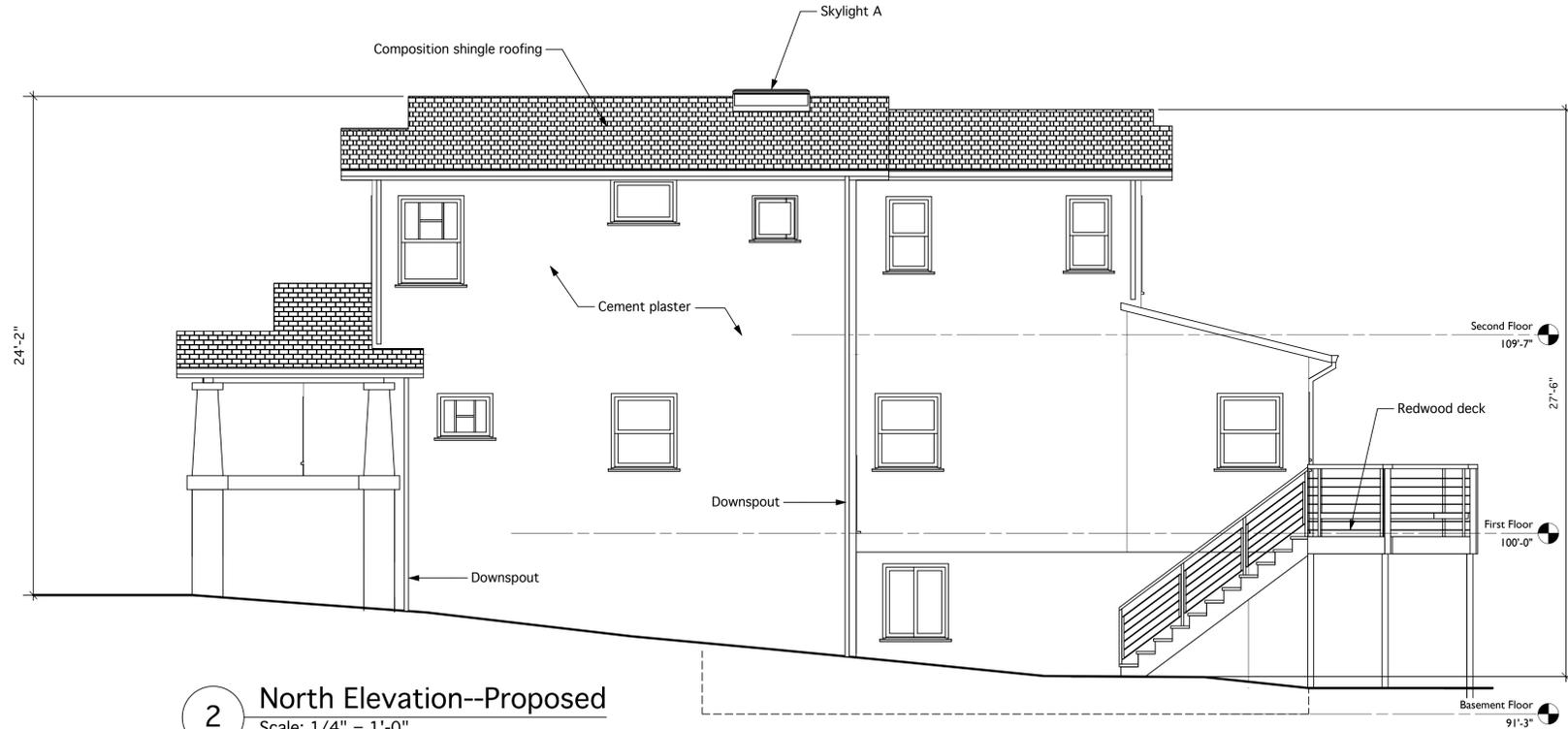
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A-4

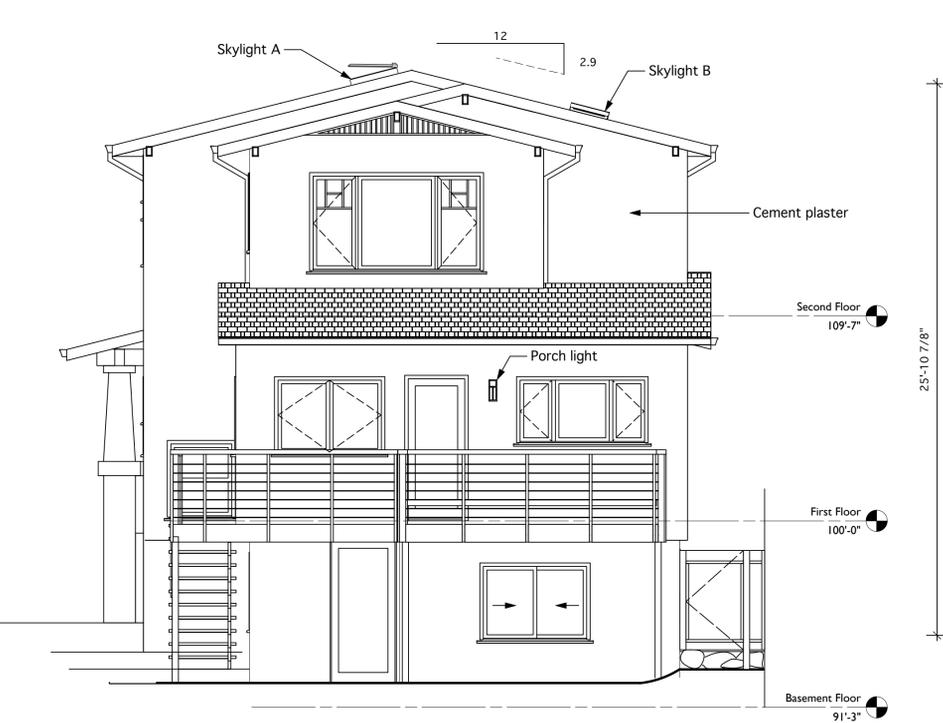
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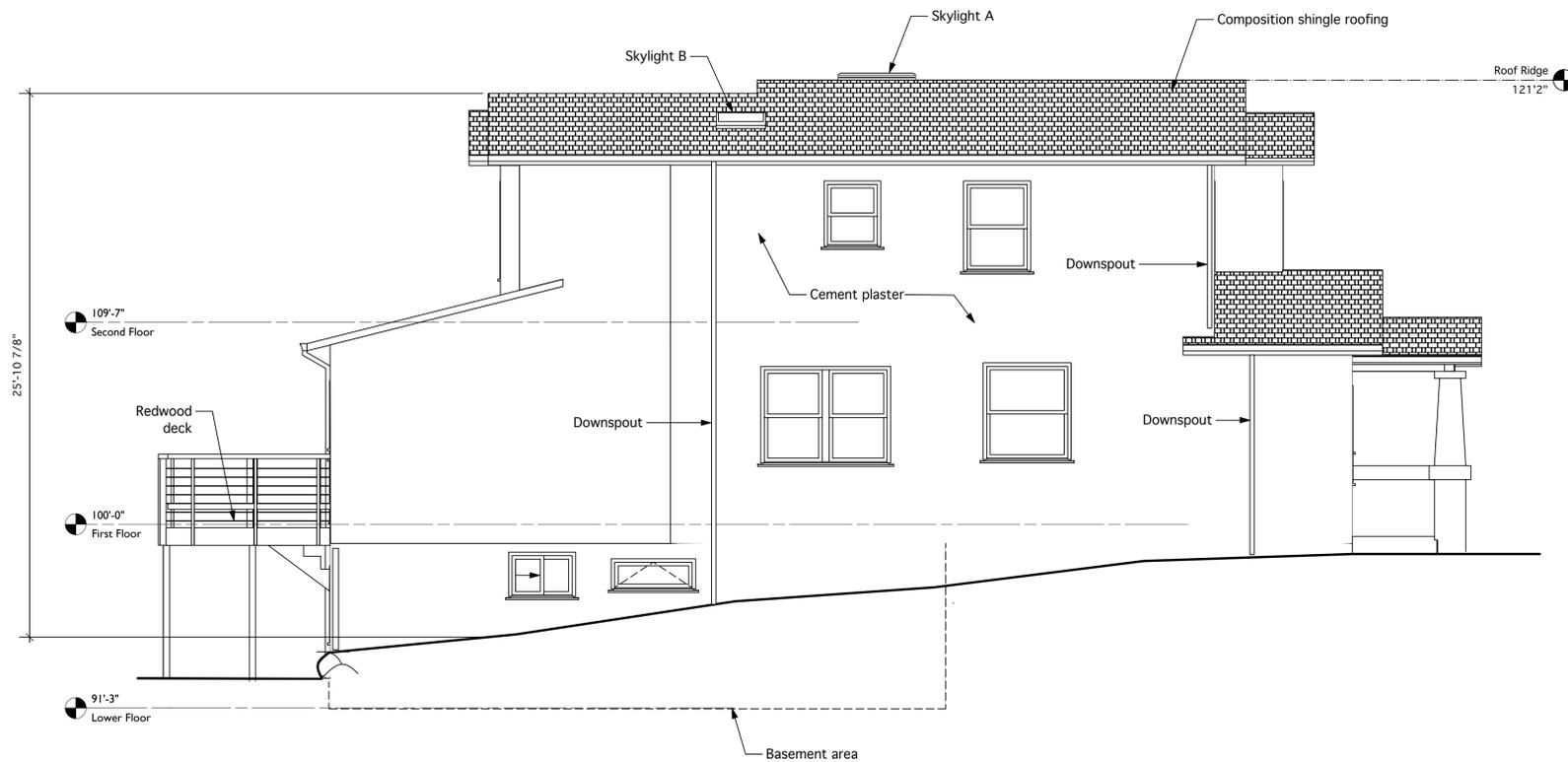
1 East Elevation--Proposed
Scale: 1/4" = 1'-0"



2 North Elevation--Proposed
Scale: 1/4" = 1'-0"



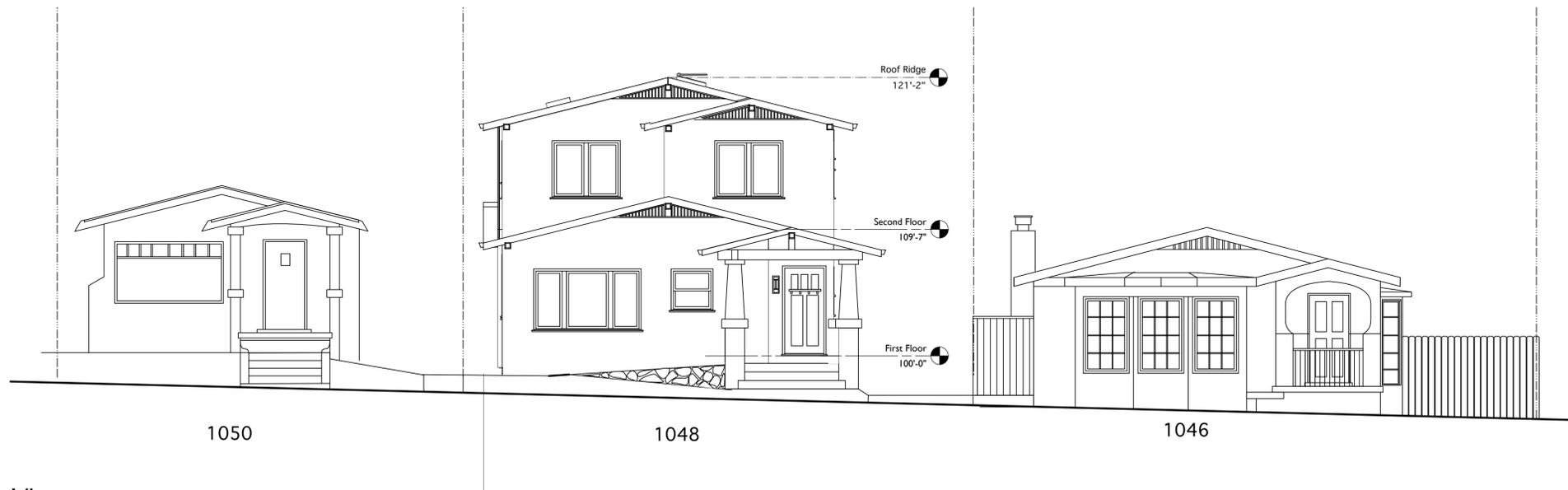
3 West Elevation--Proposed
Scale: 1/4" = 1'-0"



4 South Elevation--Proposed
Scale: 1/4" = 1'-0"



2 Building Section
Scale: 1/4" = 1'-0"



1 Street View
Scale: 3/16" = 1'-0"

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Section & Street View

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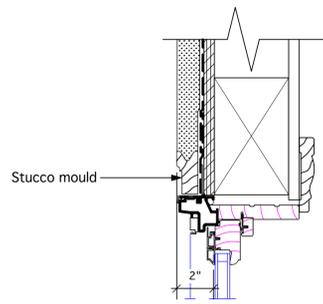
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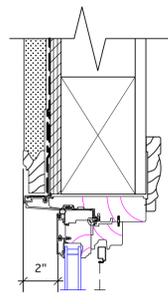
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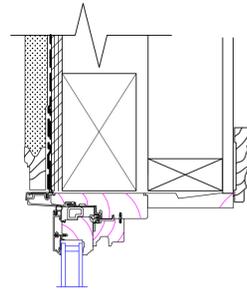
A-6



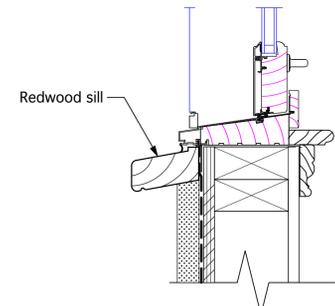
1A Head (Jamb sim.)



2A Head (Jamb sim.)

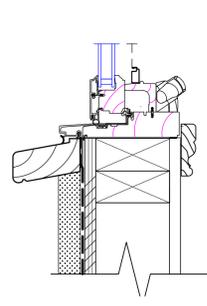


3A Head (Jamb sim.)



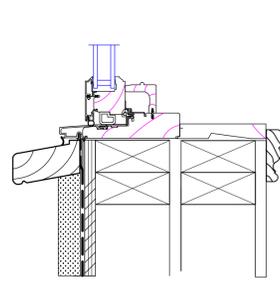
1B Sill

1 Detail
Scale: 3" = 1'-0"



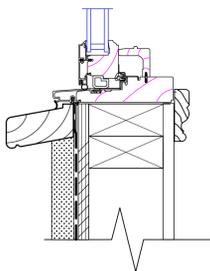
2B Sill

2 Detail
Scale: 3" = 1'-0"



3A Sill

3 Detail
Scale: 3" = 1'-0"



4 Sill (Fixed Gl.)
Scale: 3" = 1'-0"

Window Schedule							3B
Mark	Nominal Size		Sash Operation	Frame Details			Comments
	O.A. Width	O.A. Height		Head Detail	Jamb Detail	Sill Detail	
W-01	3'0"	3'0"	Double Hung	1A	1A	1B	Simulated divided lights
W-02	8'0"	4'6"	Custom	2A	2A	2B	Simulated divided lights
W-03	4'0"	4'6"	Double Hung	1A	1A	1B	
W-04	6'0"	4'6"	Custom	2A	2A	2B	
W-05	6'0"	3'0"	Custom	2A	2A	2B	
W-06	5'0"	3'6"	Bi-parting Casement	2A	2A	2B	
W-07	3'0"	3'6"	Double Hung	1A	1A	1B	
W-08	3'0"	3'6"	Double Hung	1A	1A	1B	
W-09	3'0"	3'6"	Double Hung	3A	3A	3B	
W-10	3'0"	3'6"	Double Hung	1A	1A	1B	
W-11	2'6"	2'0"	Fixed Glass	2A	2A	4	Simulated divided lights
W-21	5'0"	4'2"	Custom	2A	2A	2B	Simulated divided lights
W-22	3'0"	4'2"	Double Hung	1A	1A	1B	
W-23	8'0"	4'6"	Custom	2A	2A	2B	
W-23	2'6"	3'0"	Double Hung	1A	1A	1B	
W-24	2'0"	3'6"	Double Hung	1A	1A	1B	
W-25	2'0"	3'6"	Double Hung	1A	1A	1B	
W-26	2'0"	2'0"	Fixed Glass	2A	2A	2B	
W-27	3'0"	2'0"	Awning	2A sim	2A sim	2B sim	
W-28	3'0"	4'2"	Double Hung	1A	1A	1B	
W-29	5'0"	4'2"	Custom	2A	2A	2B	Simulated divided lights
W-B1	3'10"	1'4"	Awning	--	--	--	Existing vinyl window to remain
W-B2	5'0"	3'6"	Horizontal Slider	1A sim	1A sim	1B sim	Existing vinyl window re-used
W-B4	3'0"	3'6"	Horizontal Slider	1A sim	1A sim	1B sim	
W-B5	3'0"	2'0"	Horizontal Slider	3A	3A	3B	

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Schedules & Details

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A-7